

David M. Swartley, ISB No. 5230  
McCarthy & Holthus, LLP  
702 W. Idaho St., Suite 1100  
Boise, ID 83702  
Telephone: (208) 947-7264  
Facsimile: (208) 947-5910  
dswartley@mccarthyholthus.com

Attorneys for Plaintiff

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT  
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON

AMERICAN ADVISORS GROUP,

Plaintiff,

vs.

RAY MILLER AKA RAYMOND MILLER  
(DECEASED) AND THE UNKNOWN  
HEIRS, ASSIGNS, AND DEVISEES OF  
RAY MILLER AKA RAYMOND MILLER;  
THE SECRETARY OF THE UNITED  
STATES DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT; IDAHO  
DEPARTMENT OF LABOR; THE  
MEADOWS AT PARK RIDGE  
HOMEOWNERS ASSOCIATION, INC.;  
DOES I THROUGH XX, AS INDIVIDUALS  
WITH AN INTEREST IN THE PROPERTY  
which may commonly be known as 325 S  
Blue Heron Way, Nampa, ID 83687,

Defendants.

Case No.: CV14-18-08264

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on 12/27/2018 and entered with the Court on 12/31/2018 and Writ of Execution issued on 1/2/2019 out of and under the seal of the above-entitled Court on a Judgment and Decree of Foreclosure recovered in said

Court in the above-entitled action on 12/31/2018, in favor of the above-named Plaintiff, I am commanded and required to proceed to notice for sale to sell at public auction the real property described in said Order of Sale of Foreclosure and Writ of Execution and to apply the proceed of such sale to the satisfaction of said Judgment and Decree of Foreclosure with interest thereon and my fees and costs.

The property directed to be sold is situate in Canyon County, State of Idaho, and is described as follows to wit:

LOT 22 IN BLOCK 5 OF PARK RIDGE MEADOWS  
SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, FILED IN BOOK 30 OF PLATS AT PAGE(S) 14,  
OFFICIAL RECORDS OF CANYON COUNTY, IDAHO.

The above-described property is commonly known as 325 S Blue Heron Way, Nampa, ID 83687.

NOTICE IS HEREBY GIVEN that on the 20<sup>th</sup> day of March, 2019, at the hour of 9:15 o'clock a.m. of said day, at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, Idaho 83605, I will attend, offer and sell at public auction all or so much of the above-described property thus directed to be sold as may be necessary to raise sufficient funds to pay and satisfy the Judgment and Decree of Foreclosure as set out in said Order for Sale of Foreclosure to the highest bidder, for case or certified funds in lawful money. The time period for redemption of the above property is six (6) months from the date of sale herein.

The Sheriff, by a Certificate of Sale, will transfer right, title and interest of the judgment debtor in and to the property. The Sheriff will also give possession but does not guarantee clear title nor continue possessory right to the purchaser.

DATED this 5<sup>th</sup> day of February, 2019.

KIERAN DONAHUE  
Sheriff of Canyon County

By: T. Krein #5988  
Deputy Sheriff

PLAINTIFF HAS THE RIGHT TO SUBMIT A CREDIT BID. SALE MAY BE CANCELLED WITHOUT NOTICE.  
NOTE: THE SHERIFF'S OFFICE DOES NOT GUARANTEE CLEAR TITLE OR GUARANTEE CONTINUED  
POSSESSORY RIGHTS. THE CANYON COUNTY SHERIFF'S OFFICE DOES NOT DISCRIMINATE ON THE BASIS OF  
DISABILITY IN THE ADMISSION OF OR ACCESS TO, OR PARTICIPATION IN ITS PROGRAMS OR ACTIVITIES.  
REQUEST FOR REASONABLE ACCOMMODATION MUST BE MADE NO LESS THAN 48 HOURS BEFORE THE  
SCHEDULED SALE. REQUEST FOR REASONABLE ACCOMMODATION FORMS ARE AVAILABLE FROM THE  
SHERIFF'S OFFICE, 1115 ALBANY STREET, CALDWELL, IDAHO.